PLANNING & ZONING REGULAR MEETING
THURSDAY, OCTOBER 23, 2025 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

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1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**

2. **CELL PHONE ANNOUNCEMENT**

3. **PLEDGE ALLEGIANCE**

4. **ROLL CALL**
   Richard Harris- Chair
   Mark Zdrojewski- Board Member
   Marvin Shavlan- Board Member
   Grant Smith- Board Member
   Ross Sanchez- Vice-Chair
   Chris Downing- Board Member
   Daniel Billingsley- Board Member
   *Valerie Acree- Alternate Board Member**
   *Gary Potenziano- Alternate Board Member**

   **Per Sec. 70-3, alternate members shall only vote on any matter when a board member is unavailable.*

5. **APPROVAL OF MINUTES**

   5.A Approval of the following Minutes: September 18, 2025
   9.18.25 PZ minute.pdf

6. **STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES** *Staff will address questions, comments, and/or concerns from the Board pertaining to prior cases.*

7. **HEARING PROCEDURES** *City Attorney explains hearing procedures.*

8. **ADMINISTRATION OF OATH**

9. **EX-PARTE COMMUNICATION DISCLOSURE**

10. **PRESENTATION OF ITEMS**

10.ASPEC-000507-2025- 12700 Gulf Blvd- Special exception use request to allow a food service and alcoholic beverage establishment as an accessory use within an existing 21-unit hotel.

1. Staff Report.docx
2. Application.pdf
3. Affidavit to Authorize Agent.pdf
4. Warranty Deed.PDF
5. E3 RE HOLDING 17 LLC.PDF
6. E3 RE HOLDING 17.PDF
7. Executed Written Consent of Manager - E3 Capital LLC.pdf
8. Executed Written Consent of Manager - E3 RE Holding 17 LLC.pdf
9. Special Exception Narrative.pdf

10.BSITE-000500-2025- 12700 Gulf Blvd- Site plan approval request for a food service and alcoholic beverage establishment within an existing 21-unit hotel.

1. Staff Report.docx
2. Application.PDF
3. Affidavit to Authorize Agent.pdf
4. Warranty Deed.PDF
5. E3 RE HOLDING 17 LLC.PDF
6. E3 RE HOLDING 17.PDF
7.Executed Written Consent of Manager - E3 Capital LLC.pdf
8. Executed Written Consent of Manager - E3 RE Holding 17 LLC.pdf
9.Civil Plans- 10.9.25.pdf
10. Arch Plans- 10.8.25.pdf
11. Landscape Plan- 10.8.25.pdf
12. Survey.PDF

10.CSITE-000513-2025- 11295 Gulf Blvd- Site plan approval request for two (2) separate buildings consisting of a total of five (5) residential dwelling units.

1. Staff Report.docx
2. Application.pdf
3. Authorized Agent.pdf
4. Warranty Deed.pdf
5. Survey.pdf
6. Civil Plans 10-3-25.pdf
7. Architectural Plans 10-3-25.pdf

10.DSMOD-000527-2025- 8801 W Gulf Blvd- A site plan modification request to allow a proposed 297 sq ft tiki hut to be installed over an existing seating area for an existing alcoholic beverage establishment.

1. Staff Report.docx
2. Application.pdf
3. Warranty Deed.pdf
4. Affidavit to Authorize Agent.pdf
5. Americ Food Group LLC.pdf
6. Survey.pdf

7. Site Plan.pdf
8. Floor Plan.pdf

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS
NEXT LPA MEETING: TBD
NEXT P&Z MEETING: TBD

14. ADJOURNMENT